

43

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JUN 21 2010

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF CALIFORNIA

Karin Frank  
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Debtor and Debtor-in-Possession  
Pro Se

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF CALIFORNIA

In re:

KARIN M. FRANK

Debtor

Case No.:

10 36150

Chapter 11

Hearing Date:

Hearing Time:

**MOTION TO VALUE COLLATERAL, "STRIP OFF" AND MODIFY RIGHTS OF  
UNSECURED CREDITORS PURSUANT TO 11 U.S.C. § 506(a)**

Now comes the above-captioned debtor and debtor in possession (collectively, the "**Debtor**") files this motion (the "**Motion**"), pursuant to section 506(a) of the United States Bankruptcy Code, 11 U.S.C. §§ 101, *et seq.* (the "**Bankruptcy Code**") and Bankruptcy Rules 3012 and 9014 of the Federal Rules of Bankruptcy Procedure to value collateral securing certain residential loans and re-classify lenders' claims as unsecured and in support of the Motion state:

**FACTUAL BACKGROUND**

1. On June 21, 2010 the Debtor filed a Voluntary Petition under Chapter 11 of the Bankruptcy Code. The Debtor currently owns thirteen (13) residential rental properties (the

1 “Properties”) listed below. A Market Analysis and Comparable Sales report is attached for these  
2 properties as Exhibits A, B, C, D, E, F, G, H, I, J, K, L, M respectively. Additional copies are available  
3 to creditors and parties-in-interest upon request.

4  
5 ***Property 1***

6 2. 7420 Woodside Dr Citrus Heights, CA 95621 Debtor’s Rental Property (“Property 1”).

7 3. On the petition date, the estimated **value** of Property 1 was \$255,000, and as set forth in  
8 Exhibit A, attached herein and incorporated for reference.

9 4. At the time of filing the petition, Property 1 was subject to the following lien:

- 10 a. Chase Home Loans, Acct# xxxxxx5637, (First Deed of Trust) in an estimated amount  
11 of \$927,000. A proof of claim has not been filed. The true beneficiary is unknown.  
12 b. Avenue Silver Account # 0911 in an estimated amount of \$150,000, plus accrued  
13 interest. A proof of claim has not been filed.  
14

15 ***Property 2***

16 5. 7056 Shadygrove St., Tujunga, CA 91042; Debtor’s Rental Property (“Property 2”).

17 6. On the petition date, the estimated **value** of Property 2 was \$159,800.00 as set forth in  
18 Exhibits B, which compares recent sales attached herein and incorporated for reference.

19 7. At the time of filing the petition, Property 2 was subject to the following liens:

- 20 a. Chase Home Loans, Acct# xxxxxx5208, (First Deed of Trust) in an estimated amount  
21 of \$360,000. A proof of claim has not been filed. The true beneficiary is unknown.  
22 b. Chase Home Loans, Acct# xxxxxx7727, (Second Deed of Trust) in an estimated  
23 amount of \$38,356. A proof of claim has not been filed.  
24

25 ***Property 3***

26 8. 1421 Arcade Blvd., Sacramento CA 95815; Debtor’s Rental Property (“Property 3”).

27 9. On the petition date, the estimated **value** of Property 3 was \$72,600 as set forth in  
28

1 Exhibit C, attached herein and incorporated for reference.

2 10. At the time of filing the petition, Property 3 was subject to the following lien:

- 3 a. Chase Home Loans, Acct# xxxxxx8220, (First Deed of Trust) in an estimated amount  
4 of \$195,000. A proof of claim has not been filed. The true beneficiary is unknown.  
5  
6 b. Bob Filderman, (Second Deed of Trust) in an estimated amount of \$60,000. A proof  
7 of claim has not been filed.

8 ***Property 4***

9 11. 2631 Hawthorne St., Sacramento, CA 95815; Debtor's Rental Property ("Property 4").

10 12. On the petition date, the estimated **value** of Property 4 was \$53,600, as set forth in

11 Exhibit D, attached herein and incorporated for reference.

12 13. At the time of filing the petition, Property 4 was subject to the following lien:

- 13 a. Chase Home Loans, Acct# xxxxxx0911, (First Deed of Trust) in an estimated amount  
14 of \$170,000. A proof of claim has not been filed. The true beneficiary is unknown.  
15  
16 b. Marvin Becker, (Second Deed of Trust) in an estimated amount of \$40,000. A proof  
17 of claim has not been filed.

18 ***Property 5***

19 14. 8024 Renton Way, Sacramento CA 95828; Debtor's Rental Property ("Property 5").

20 15. On the petition date, the estimated **value** of Property 5 was \$140,000, as set forth in

21 Exhibit E, attached herein and incorporated for reference.

22 16. At the time of filing the petition, Property 5 was subject to the following liens:

- 23 a. Chase Home Loans, Acct# 0702859026, (First Deed of Trust) in an estimated amount  
24 of \$397,000. A proof of claim has not been filed. The true beneficiary is unknown.  
25  
26  
27  
28

**Property 6**

17. 4912 Fawnridge Way, Antelope, CA 95843; Debtor's Rental Property ("Property 6").

18. On the petition date, the estimated **value** of Property 6 was \$167,966 as set forth in

Exhibit F, attached herein and incorporated for reference.

19. At the time of filing the petition, Property 6 was subject to the following liens:

- a. Chase Home Loans, Acct# xxxxxx2958, (First Deed of Trust) in an estimated amount of \$295,000. A proof of claim has not been filed. The true beneficiary is unknown.
- b. Chase Home Loans, Acct# xxxxxx5668, (Second Deed of Trust) in an estimated amount of \$40,000. A proof of claim has not been filed.

**Property 7**

20. 3709 Innovator Way, Sacramento, CA 95834; Debtor's Rental Property ("Property 7").

21. On the petition date, the estimated **value** of Property 7 was \$198,000 as set forth in

Exhibits G, attached herein and incorporated for reference.

22. At the time of filing the petition, Property 7 was subject to the following liens:

- a. CitiBank, Acct# 2005547220, (First Deed of Trust) in an estimated amount of \$275,000. A proof of claim has not been filed. The true beneficiary is unknown.

**Property 8**

23. 4009 33<sup>rd</sup> St., Sacramento, CA 95817; Debtor's Rental Property ("Property 8").

24. On the petition date, the estimated **value** of Property 8 was \$72,050 as set forth in

Exhibits H, attached herein and incorporated for reference.

25. At the time of filing the petition, Property 8 was subject to the following liens:

- a. CitiBank, Acct# 20056478429, (First Deed of Trust) in an estimated amount of \$165,000. A proof of claim has not been filed. The true beneficiary is unknown.

***Property 9***

26. 471 Grand Ave., Sacramento, CA 95838; Debtor's Rental Property ("Property 9").

27. On the petition date, the estimated **value** of Property 9 was \$70,203 as set forth in

Exhibits I, attached herein and incorporated for reference.

28. At the time of filing the petition, Property 9 was subject to the following liens:

Wells Fargo, Acct# xxxxxx1998 (First Deed of Trust) in an estimated amount of \$185,000. A proof of claim has not been filed. The true beneficiary is unknown.

***Property 10***

29. 842 First Street, Sonoma, CA 95476. Debtor's Rental Property ("Property 10").

30. On the petition date, the estimated **value** of Property 10 was \$189,000.00 as set forth in

Exhibits J which compares recent sales attached herein and incorporated for reference.

31. At the time of filing the petition, Property 10 was subject to the following liens:

- a. Wells Fargo, Acct# xxxxxx6016, (First Deed of Trust) in an estimated amount of \$425,000. A proof of claim has not been filed. The true beneficiary is unknown.

***Property 11***

32. 3612 North Country Dr., Antelope, CA 95843; Debtor's Rental Property ("Property 11").

33. On the petition date, the estimated **value** of Property 11 was \$149,000 as set forth in

Exhibit K, attached herein and incorporated for reference.

34. At the time of filing the petition, Property 11 was subject to the following liens:

- a. Met Life Home Loans, Acct# xxxxxx8544 (First Deed of Trust) in an estimated amount of \$85,000. A proof of claim has not been filed. The true beneficiary is unknown.
- b. Elvin Midkiff, (Second Deed of Trust) in an estimated amount of \$150,000. A proof of claim has not been filed.

***Property 12***

35. 564 Oakborough Way, Roseville, CA 95747; Debtor's Rental Property ("Property 12").

36. On the petition date, the estimated **value** of Property 12 was \$139,000.00, as set forth in

Exhibit L attached herein and incorporated for reference.

37. At the time of filing the petition, Property 12 was subject to the following liens:

AHMSI, Acct# xxxxxx3308, (First Deed of Trust) in an estimated amount of \$300,000. A proof of claim has not been filed. The true beneficiary is unknown.

***Property 13***

38. 2883 Perktel St Sacramento, CA 95815; Debtors Rental Property ("Property 13").

39. On the petition date, the estimated **value** of property 13 was \$50,820 as set forth in

Exhibit M, attached herein and incorporated for reference.

40. At the time of filing the petition, Property 13 was subject to the following liens:

Chase Home Loans, Acct# xxxxxx3726, (First Deed of Trust) in an estimated amount of \$159,000. A proof of claim has not been filed. The true beneficiary is unknown.

**MEMORANDUM OF LAW**

41. Section 506(a)(1) of the Bankruptcy Code provides that a Chapter 11 debtor may bifurcate a secured lender's claim into an allowed secured claim and an allowed unsecured claim based upon the actual value of the property securing such lender's lien.

An allowed claim of a creditor secured by a lien on property in which the estate has an interest, or that is subject to setoff under section 553 of this title, is a secured claim to the extent of the value of such creditor's interest in the estate's interest in such property, or to the extent of the amount subject to setoff, as the case may be, and is an unsecured claim to the extent that the value of such creditor's interest or the amount so subject to setoff is less than the amount of such allowed claim. Such value shall be determined in light of the purpose of the valuation and of the proposed disposition or use of such property, and in conjunction with any hearing on such disposition or use or on a plan affecting such creditor's interest.

11 U.S.C. § 506(a)(1).

1           38. The Supreme Court has recognized that section 506 of the Bankruptcy Code defines the  
2 amount of the secured creditor's allowed secured claim and the conditions of his receiving post-petition  
3 interest. United Sav. Ass'n of Texas v. Timbers of Inwood Forest Associates, Ltd., 484 U.S. 365, 371  
4 (1988). In United Sav. Ass'n of Texas, the Supreme Court interpreting Section 506(a) of the Bankruptcy  
5 Code found that:  
6

7                       In subsection (a) of this provision the creditor's "interest in property" obviously  
8 means his security interest without taking account of his right to immediate  
9 possession of the collateral on default. If the latter were included, the "value of  
10 such creditor's interest" would increase, and the proportions of the claim that are  
11 secured and unsecured would alter, as the stay continues-since the value of the  
entitlement to use the collateral from the date of bankruptcy would rise with the  
passage of time. No one suggests this was intended. The phrase "value of such  
creditor's interest" in § 506(a) means "the value of the collateral."

12 See id. (emphasis added) (quoting H.R.Rep. No. 95-595, pp. 181, 356 (1977)).

13           39. The Ninth Circuit agrees with this interpretation of section 506 of the Bankruptcy Code.  
14 In re Maldonado, 46 B.R. 497, 499 (9th Cir. BAP 1984) (interpreting section 506(a), "a claim is a  
15 'secured claim' to the extent of the value of [the] creditor's interests in the estate's interest in the  
16 property. The entire claim is not a secured claim. The claim is secured only to the extent of the value of  
17 the secured interest.")  
18

19           40. In addition, a Bankruptcy Court has found that "an 'allowed secured claim' is a  
20 determination generally made under 11 U.S.C. § 506." In re BBT, 11 B.R. 224, 229 (Bankr. D. Nev.  
21 1981). The Bankruptcy Court further stated that, with respect to a claim secured by a lien on property of  
22 the estate, "to the extent that the value of the property is less than the amount of the total allowed claim,  
23 the claim is unsecured." Id. (emphasis added).  
24

25           41. Thus, pursuant to the law of this Circuit, the amount of the allowed secured claim cannot  
26 exceed the market value of the property and the remainder of the claim must be treated as an allowed  
27 unsecured claim for purposes of the plan. In re Sagewood Manor Associates Ltd. Partnership, 223 B.R.  
28 756, 773 (Bankr. D. Nev. 1998) (holding that the court may confirm a chapter 11 plan over the objection

1 of a class of secured claims if the members of that class are to receive under the plan property of a value  
2 equal to the allowed amount of their secured claims, as determined under 11 U.S.C. § 506(a)).

3 42. Moreover, the Ninth Circuit Court of Appeals has also found that a wholly unsecured lien  
4 holder's claim can be modified and reclassified as a general unsecured claim pursuant to section 506(a)  
5 of the Bankruptcy Code. See In re Zimmer, 313 F.3d 1220 (9th Cir. 2002). Specifically, the Court held:  
6

7 Section 506(a) divides creditors' claims into 'secured claims' and 'unsecured claims.'  
8 Although the conventional interpretation of 'secured' might include any claim in which  
9 the creditor has a security interest in the debtor's property, § 506(a) makes clear that the  
10 status of a claim depends on the valuation of the property:

11 'An allowed claim of a creditor secured by a lien on property in which the estate has an  
12 interest ... is a secured claim to the extent of the value of such creditor's interest in the  
13 estate's interest in such property ... and is an unsecured claim to the extent that the value  
14 of such creditor's interest ... is less than the amount of such allowed claim.'

15 11 U.S.C. § 506(a). To put it more simply, a claim such as a mortgage is not a 'secured  
16 claim' to the extent that it exceeds the value of the property that secures it. Under the  
17 Bankruptcy Code 'secured claim' is thus a term of art not every claim that is secured by a  
18 lien on property will be considered a 'secured claim.' Here, it is plain that PSB Lending's  
19 claim for the repayment of its loan is an unsecured claim, because its deed of trust is  
20 junior to the first deed of trust, and the value of the loan secured by the first deed of trust  
21 is greater than the value of the house.

22 In re Zimmer, 313 F.3d at 1222 - 23.

23 43. Accordingly, because the first mortgages on 13 of the Properties are under-secured, those  
24 lenders claims should be bifurcated into secured and unsecured claims based on the market value of the  
25 Properties as shown in their respective Comparable Sales & Market Analysis as set forth in Exhibits A  
26 through M.

27 44. Moreover, because eleven of the second mortgages are wholly unsecured (in that there is  
28 no equity above the first mortgages in eleven of the Properties), those unsecured claims should be  
reclassified as a general unsecured claims to be treated pro rata with similar unsecured creditors. The  
second mortgage lenders should also be stripped of their secured rights under state law since no  
maintainable security interest in the subject Properties exists.



46. Accordingly, the Debtors reserve the right to re-value the properties in connection with confirmation of the plan.

47. Bankruptcy law is clear, absent sufficient equity in the Properties, the first mortgage lenders claims are only partially secured and thus should be bifurcated into secured and unsecured claims. The second mortgage lenders are wholly unsecured and should receive only their pro rata distribution with other general unsecured creditors through the Debtor's Chapter 11 plan.

Valuate each of the Properties in accordance with the Market Analysis attached hereto;

- Avoid, “strip off”, and extinguish AVENUE SILVER’s (Property 1) CHASE’s (Property 2 & 6), Bob Filderman (Property 3) and Marvin Becker (Property 4) wholly unsecured second liens pursuant to section 506(a) of the Bankruptcy Code;
- Bifurcate CHASE’s claim (Property 1) into secured and unsecured claims in the respective amounts of \$255,000 as a secured claim and \$672,000 as an unsecured claim;

- 1 • Bifurcate CHASE's claim (Property 2) into secured and unsecured claims in the respective  
2 amounts of \$159,800 as a secured claim and \$237,200 as an unsecured claim;  
3
- 4 • Bifurcate CHASE's claim (Property 3) into secured and unsecured claims in the respective  
5 amounts of \$72,600 as a secured claim and \$122,400 as an unsecured claim;  
6
- 7 • Bifurcate CHASE's claim (Property 4) into secured and unsecured claims in the respective  
8 amounts of \$53,600 as a secured claim and \$116,400 as an unsecured claim;  
9
- 10 • Bifurcate CHASE's claim (Property 5,) into secured and unsecured claims in the respective  
11 amounts of \$140,000 as a secured claim and \$257,000 as an unsecured claim;  
12
- 13 • Bifurcate CHASE's claim (Property 6) into secured and unsecured claims in the respective  
14 amounts of \$167,966 as a secured claim and \$127,034 as an unsecured claim;  
15
- 16 • Bifurcate CITIBANK's claim (Property 7 ) into secured and unsecured claims in the respective  
17 amounts of \$198,000 as a secured claim and \$77,000 as an unsecured claim;  
18
- 19 • Bifurcate CITIBANK's claim (Property 8) into secured and unsecured claims in the respective  
20 amounts of \$72,050 as a secured claim and \$92,950 as an unsecured claim;  
21
- 22 • Bifurcate WELLS FARGO's claim (Property 9) into secured and unsecured claims in the  
23 respective amounts of \$70,203 as a secured claim and \$112,797 as an unsecured claim;  
24
- 25 • Bifurcate WELLS FARGO's claim (Property 10) into secured and unsecured claims in the  
26 respective amounts of \$189,000 as a secured claim and \$236,000 as an unsecured claim;  
27
- 28 • Bifurcate ELVIN MIDKIFF's claim (Property 11) into secured and unsecured claims in the  
respective amounts of \$64,000 as a secured claim and \$86,000 as an unsecured claim;

- 1 • Bifurcate AHMSI's claim (Property 12) into secured and unsecured claims in the respective  
2 amounts of \$139,000.00 as a secured claim and \$161,000 as an unsecured claim;  
3
- 4 • Bifurcate CHASE's claim (Property 13) into secured and unsecured claims in the respective  
5 amounts of \$50,820 as a secured claim and \$108,180 as an unsecured claim;  
6
- 7 • Order the monthly Principal and Interest payments due to Chase Home Loans (Property 1  
8 through 6 and 13) on the reduced value of collateral security in the amount of \$255,000  
9 (Property 1); \$159,800 (Property 2); \$72,600 (Property 3); \$53,600 (Property 4); \$140,000  
10 (Property 5); \$167,966 (Property 6); and \$50,820 (Property 13) as a secured claim, be adjusted  
11 and lowered accordingly; and a proposed fixed interest rate of 3% for 5 years, then for the  
12 remaining 25 years a fixed interest rate of 4.75% starting from the date the value of the collateral  
13 is reduced on Property 1 through 6 and 13;  
14
- 15 • Order the monthly Principal and Interest payments due to CitiBank (Property 7 & 8) on the  
16 reduced value of collateral security in the amount of \$198,000 (Property 7); and \$72,050  
17 (Property 8) as a secured claim, be adjusted and lowered accordingly; and a proposed fixed  
18 interest rate of 3% for 5 years, then for the remaining 25 years a fixed interest rate of 4.75%  
19 starting from the date the value of the collateral is reduced on Property 7 & 8;  
20
- 21 • Order the monthly Principal and Interest payments due to Wells Fargo (Property 9 & 10) on the  
22 reduced value of collateral security in the amount of \$70,203 (Property 9); and \$189,000  
23 (Property 10) as a secured claim, be adjusted and lowered accordingly; and a proposed fixed  
24 interest rate of 3% for 5 years, then for the remaining 25 years a fixed interest rate of 4.75%  
25 starting from the date the value of the collateral is reduced on Property 9 & 10;  
26

27 ///

28

- Order the monthly Principal and Interest payments due to Elvin Midkiff (Property 11) on the reduced value of collateral security in the amount of \$64,000 (Property 11) as a secured claim, be adjusted and lowered accordingly; and a proposed fixed interest rate of 3% for 5 years, then for the remaining 25 years a fixed interest rate of 4.75% starting from the date the value of the collateral is reduced on Property 11;
- Order the monthly Principal and Interest payments due to American Home Mortgage Servicing (Property 12) on the reduced value of collateral security in the amount of \$139,000 (Property 12) as a secured claim, be adjusted and lowered accordingly; and a proposed fixed interest rate of 3% for 5 years, then for the remaining 25 years a fixed interest rate of 4.75% starting from the date the value of the collateral is reduced on Property 12;

Reserve the Debtor's right to revalue the properties in connection with confirmation of the plan; and such other relief the Court deems just and proper.

Dated this 21<sup>st</sup> day of June, 2010.

Karin Frank in pro se  
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(916) 760-8420  
(916) 671- 1654 FAX  
karinfrank@gmail.com  
Debtor and Debtor-in-Possession

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the Motion to Value Collateral was sent Via US CERTIFIED MAIL RETURN RECEIPT on June 21, 2010, to the following:

Chase Home Loans  
Acct #5637  
10790 Rancho Bernardo Rd  
San Diego CA 92127-0000  
ATTN: OFFICER, MANAGER, OR AGENT  
Certified#7009-3410-0001-2876-0699

Chase Home Loans  
Acct #8220  
10790 Rancho Bernardo Rd  
San Diego CA 92127-0000  
ATTN: OFFICER, MANAGER, OR AGENT  
Certified#7009-3410-0001-2876-1986

Wells Fargo NA  
Acct #6016  
PO BOX 30086  
Los Angeles, CA 90030-0086  
ATTN: OFFICER, MANAGER, OR AGENT  
Certified#7009-3410-0001-2876-1979

CitiBank  
Acct #8439  
5280 Corporate Dr  
Frederick MD 21703-0000  
ATTN: OFFICER, MANAGER, OR AGENT  
Certified#7009-3410-0001-2876-1962

**CitiBank**  
**Acct # 7220**  
**5280 Corporate Dr**  
**Frederick MD 21703-0000**  
**ATTN: OFFICER, MANAGER, OR AGENT**  
**Certified#7009-3410-0001-2876-1955**

AHMSI  
Acct #3308  
1525 Beltline Rd  
Irving TX 75019-4913  
ATTN: OFFICER, MANAGER, OR AGENT  
Certified#7009-3410-0001-2876-1948

1 Chase Home Loans  
Acct #2958  
2 10790 Rancho Bernardo Rd  
San Diego CA 92127-0000  
3 ATTN: OFFICER, MANAGER, OR AGENT  
4 Certified#7009-3410-0001-2876-1931

5 Chase Home Loans  
Acct #0911  
6 10790 Rancho Bernardo Rd  
San Diego CA 92127-0000  
7 ATTN: OFFICER, MANAGER, OR AGENT  
8 Certified#7009-3410-0001-2876-1924

9 Chase Home Loans  
Acct #5208  
10 10790 Rancho Bernardo Rd  
San Diego CA 92127-0000  
11 ATTN: OFFICER, MANAGER, OR AGENT  
12 Certified#7009-3410-0001-2876-1917

13 Chase Home Loans  
Acct #9026  
14 10790 Rancho Bernardo Rd  
San Diego CA 92127-0000  
15 ATTN: OFFICER, MANAGER, OR AGENT  
16 Certified#7009-3410-0001-2876-1900

17 Chase Home Loans  
Acct #3726  
18 10790 Rancho Bernardo Rd  
San Diego CA 92127-0000  
19 ATTN: OFFICER, MANAGER, OR AGENT  
20 Certified#7009-3410-0001-2876-1894

21 Wells Fargo NA  
Acct #1998  
22 PO BOX 30086  
Los Angeles, CA 90030-0086  
23 ATTN: OFFICER, MANAGER, OR AGENT  
24 Certified#7009-3410-0001-2876-1887

25 Met Life Home Loans  
Acct# 8544  
26 4000 Horizon Way Suite 100  
Irving TX 75063-0000  
27 ATTN: OFFICER, MANAGER, OR AGENT  
28 Certified#7009-3410-0001-2876-1870

1 Avenue Silver, LLC  
2 1500 E. Tropicana Ave, Suite 102  
3 Las Vegas, NV 89119  
4 ATTN: OFFICER, MANAGER, OR AGENT  
Certified#7009-3410-0001-2876-1856

5 US TRUSTEE CH 11  
6 501 I STREET  
SACRAMENTO, CA 95814

7  
8  
9 /s/ Karin M. Frank

10 8378 Hillsbrook Drive  
11 Antelope, CA 95843  
12 (916) 760-8420  
(916) 671- 1654 FAX  
karinfrank@gmail.com  
13 Debtor and Debtor-in-Possession  
14 Pro Se

## EXHIBIT A



Personalized Homepage · Saved Searches · Sign up · Sign in

cyberhomes

HOME | NEWS &amp; ADVICE | BLOG | MAPS | MOVING | HOME FINANCE | ABOUT OUR DATA

Home Values

7420 Woodside Dr, Citrus Heights, CA 95621

Search options

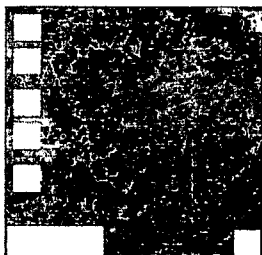
Home

## 7420 Woodside Dr, Citrus Heights, CA 95621

Back to search results

Prev

Next



-advertisement-

Estimate:

**\$255,024**

Change over last month: Estimate Range: \$229,521 – \$293,277

**\$3,960**

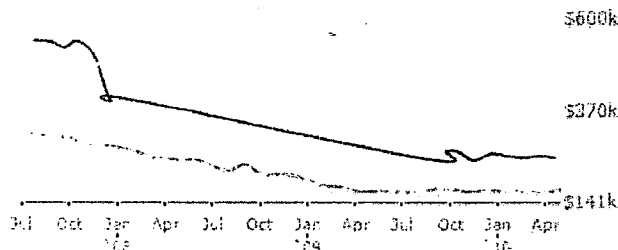
Last Update: April 19, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 95621 ☒ Citrus Heights ☒ CA

Change over: 1 year | All

☐ This House    95621    ☐ Citrus Heights    CA


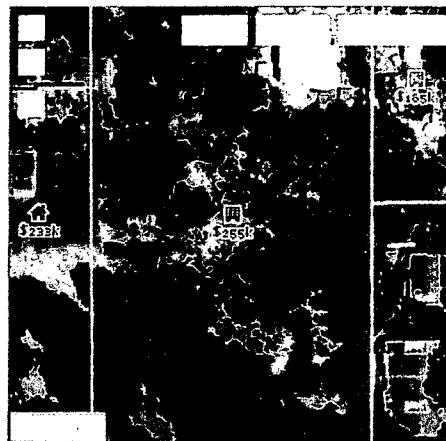
## Home Facts

Estimate Range	\$229,521 – \$293,277
Bedrooms	5
Bathrooms	4.5
Living Area	4,140 Sq feet
Lot Size	130,680 Sq feet
Type	Multifamily
Parcel	243-0010-008
County	Sacramento
Year Built	1970
Total Rooms	10
Heating	Yes
Cooling	Yes
Number of Stories	2
Legal Description	FRAC NW 1 4 SEC 35M T10N R6E MDB&M DESC AS BEG AT PT LOC S88<54°W 358.5 FT AND N00<25°W 4.10 FT FR NE COR OF NW 1 4 TH FR SD

## Sales and Tax Info

Neighborhood

## Citrus Heights, CA 95621



© 2010 Digital Map Products

☒ Multifamily homes for sale ☒ Homes☒ Multifamily homes

Choose a topic to view as heatmap:

None

-advertisement-

## Home Equity Rates for 95621 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	4.62%	3.74%
\$30K home equity loan	6.49%	6.24%
\$75K home equity loan	6.24%	6.24%
\$50K home equity loan	6.24%	6.24%
\$50K HELOC	3.74%	3.74%

95621

Updated 6/13/2010

Find lenders in your area

HOME BUYING

HOME SELLING

HOME OWNERSHIP

FIRST TIME HOME BUYERS

Sponsored By:

Close

## EXHIBIT B

B

Personalized Homepage Saved Searches Sign up Sign in

cyberhomes

HOME | NEWS &amp; ADVICE | BLOG | MAPS | MOVING | HOME FINANCE | ABOUT OUR DATA

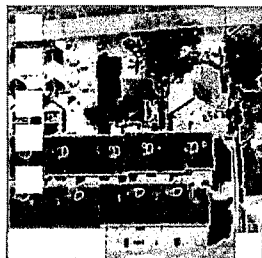
Home Values

7222 Apperson St, Tujunga, CA 91042

Search options

Home

## 7222 Apperson St, Tujunga, CA 91042

[Back to search results](#)[Prev](#)[Next](#)

-advertisement-

Estimate:

**\$158,696**

Change over last month: Estimate Range: \$142,826 – \$182,500

**-\$1,774**

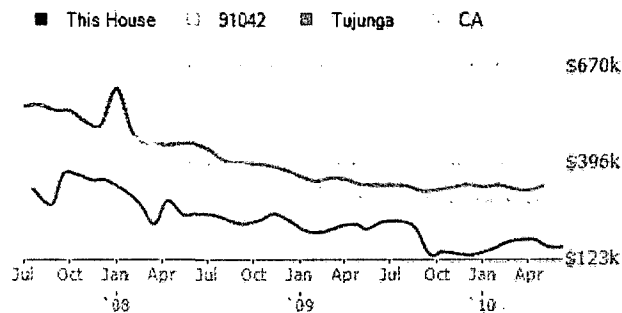
Last Update: June 9, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 91042 ☒ Tujunga ☒ CA

Change over: 1 year | All



## Home Facts

Estimate Range	\$142,826 – \$182,500
Bedrooms	2
Bathrooms	2
Living Area	595 Sq feet
Lot Size	2,966 Sq feet
Type	Single Family
Parcel	2565-012-035
County	Los Angeles
Year Built	1924
Total Rooms	—
Heating	Floor/Wall
Cooling	—
Number of Stories	—
Legal Description	LOS TERRENITOS TRACT W 33.23 FT OF E 73.73 FT OF N 89.615 FT OF LOT 53

## Sales and Tax Info

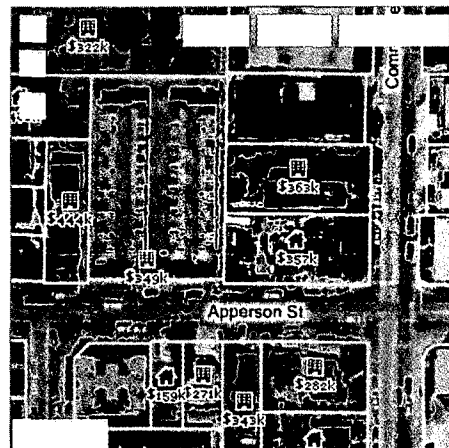
Sales History  
HOME OWNERSHIP FIRST TIME HOME BUYERS

Sales Price

Sponsored By:

Neighborhood

## Tujunga, CA 91042



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Multifamily homes for sale

Homes

Multifamily homes

Choose a topic to view as heatmap:

None

-advertisement-

## Home Equity Rates for 91042 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	5.99%	5.99%
\$30K home equity loan	7.25%	7.25%
\$75K home equity loan	7.25%	7.25%
\$50K home equity loan	7.25%	7.25%
\$50K HELOC	5.12%	5.12%

91042

Updated 6/13/2010

Find lenders in your area

HOME BUYING HOME SELLING

HOME OWNERSHIP FIRST TIME HOME BUYERS

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Homes For Sale

1421 Arcade Blvd, Sacramento, CA 95815

Search options

## Home

## 1421 Arcade Blvd, Sacramento, CA 95815

[Back to search results](#)[Prev](#)[Next](#)

-advertisement-

Estimate:

**\$72,542**

Change over last month:

**-\$58**

Estimate Range: \$65,287 – \$83,423

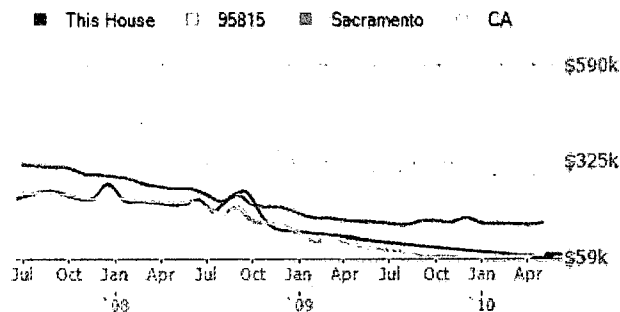
Last Update: June 9, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 95815 ☒ Sacramento ☒ CA

Change over: 1 year | All



## Home Facts

Estimate Range	\$65,287 – \$83,423
Bedrooms	3
Bathrooms	1
Living Area	1,186 Sq feet
Lot Size	6,970 Sq feet
Type	Single Family
Parcel	251-0323-011
County	Sacramento
Year Built	1955
Total Rooms	5
Heating	None
Cooling	None
Number of Stories	—
Legal Description	SCHMITZ TRACT

## Sales and Tax Info

Sales History	Sales Price
5/18/2000	\$57,000

## Neighborhood

## Sacramento, CA 95815

☒ Homes ☐ Multifamily homes

Choose a topic to view as heatmap:

-advertisement-

## Home Equity Rates for 95815 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	4.62%	3.74%
\$30K home equity loan	6.49%	6.24%
\$75K home equity loan	6.24%	6.24%
\$50K home equity loan	6.24%	6.24%
\$50K HELOC	3.74%	3.74%

Updated 6/13/2010

Find lenders in your area

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HOME SELLING

HOME OWNERSHIP

FIRST TIME HOME BUYERS

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Home Values

2631 Hawthorne St, Sacramento, CA 95815

Search options

Home

## 2631 Hawthorne St, Sacramento, CA 95815

Back to search results

Prev Next



-advertisement-

Estimate:

**\$53,680**

Change over last month: Estimate Range: \$48,312 – \$61,732

**\$5,368**

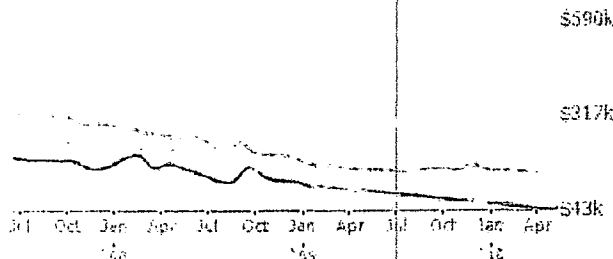
Last Update: May 10, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 95815 ☒ Sacramento ☒ CA

Change over: 1 year | All

☐ This House 95815 ☐ Sacramento ☐ CA


## Home Facts

Estimate Range	\$48,312 – \$61,732
Bedrooms	1
Bathrooms	1
Living Area	720 Sq feet
Lot Size	9,583 Sq feet
Type	Single Family
Parcel	263-0152-011
County	Sacramento
Year Built	1940
Total Rooms	3
Heating	Yes
Cooling	Yes
Number of Stories	—
Legal Description	N 66 FT OF W 144 FT OF E 164 FT LOT 50 NORWOOD A CRES

## Sales and Tax Info

Sales History

Sales Price

HOME BUYING

HOME SELLING

HOME OWNERSHIP

FIRST TIME HOME BUYERS

Sponsored By:

Are you buying material?

Neighborhood

## Sacramento, CA 95815



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☒ Homes for sale ☒ Homes☒ Multifamily homes

Choose a topic to view as heatmap:

None

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## Home Equity Rates for 95815 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	3.74%	3.74%
\$30K home equity loan	6.24%	6.24%
\$75K home equity loan	6.24%	6.24%
\$50K home equity loan	6.24%	6.24%
\$50K HELOC	3.74%	3.74%

95815

Updated 6/1/2010

Find lenders in your area

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Home Values

8024 Renton Way, Sacramento, CA 95828

[Search options](#)

Home for sale

## 8024 Renton Way, Sacramento, CA 95828

[Back to search results](#)[Prev](#)[Next](#)

-advertisement-

FOR SALE

Active

**\$140,000**

4 Bedrooms

3 Bathrooms

Home Size

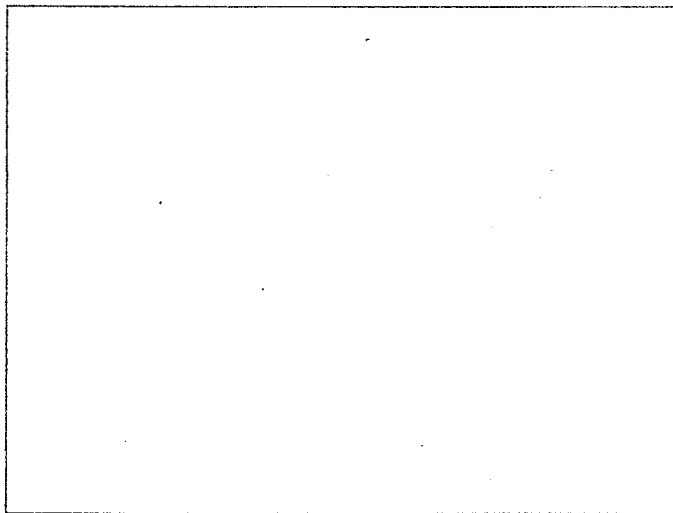
1,818 Sq feet

Home Type

Single Family

Days on Market

173 days



## Home Facts

	Public Facts	Listing Facts
Estimate Range	—	—
Bedrooms	4	4
Bathrooms	2.5	3
Living Area	1,818 Sq feet	1,818 Sq feet
Lot Size	9,000 Sq feet	9,017 Sq feet
Type	Single Family	Single Family
Parcel	051-0430-050	051-0430-050-0000
County	Sacramento	SACRAMENTO
Year Built	1978	1978
Total Rooms	8	—
Heating	Hot Water	—
Cooling	Yes	—
Number of Stories	2	—
Legal Description	COTTONWOOD 01	—

## Sales and Tax Info

Sales History

7/29/2005

Sales Price

€325,000

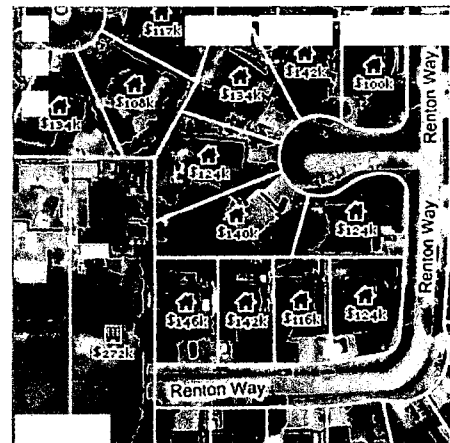
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Sponsored By:

How much home can you afford?

Neighborhood

Sacramento, CA 95828



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Choose a topic to view as heatmap:

None

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## Mortgage Rates for 95828 Powered by Bankrate

Mortgage Type	Today	Last Week
30 yr fixed mtg	4.83%	4.78%
15 yr fixed mtg	4.31%	4.25%
30 yr fixed jumbo mtg	5.52%	5.49%
5/1 ARM	3.67%	3.67%
5/1 jumbo ARM	4.48%	4.44%

95828

Updated 8/1/2010

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Home Values

4912 Fawnridge Way, Antelope, CA 95843

Search options

Home

## 4912 Fawnridge Way, Antelope, CA 95843

[Back to search results](#)[Prev](#)[Next](#)

-advertisement-

Estimate:

**\$167,966**Change over last month: Estimate Range: \$151,169 – \$193,160  
Last Update: May 10, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 95843 ☒ Antelope ☒ CA

Change over: 1 year | All

☒ This House 95843 ☐ Antelope CA

\$590k

\$371k

\$151k

## Home Facts

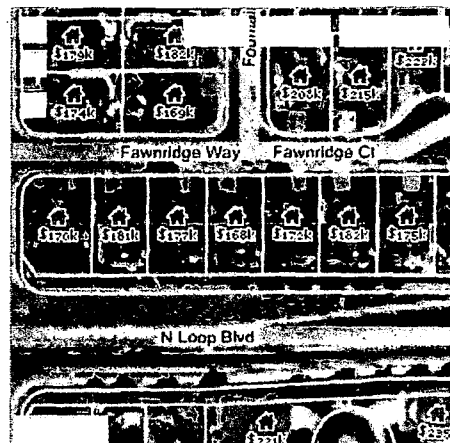
Estimate Range	\$151,169 – \$193,160
Bedrooms	3
Bathrooms	2
Living Area	1,601 Sq feet
Lot Size	5,500 Sq feet
Type	Single Family
Parcel	203-1310-083
County	Sacramento
Year Built	1991
Total Rooms	6
Heating	Yes
Cooling	Yes
Number of Stories	1
Legal Description	FALCONS VIEW 03

## Sales and Tax Info

Sales History	Sales Price
3/5/2007	\$275,000

Neighborhood

Antelope, CA 95843



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Homes

Choose a topic to view as heatmap:

None

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## Home Equity Rates for 95843 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	3.74%	3.74%
\$30K home equity loan	6.24%	6.24%
\$75K home equity loan	6.24%	6.24%
\$50K home equity loan	6.24%	6.24%
\$60K HELOC	3.74%	3.74%

95843

Updated 6/1/2010

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HOME BUYING HOME SELLING HOME OWNERSHIP FIRST TIME HOME BUYERS

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Step-By-Step Guide for First-Time Home Buyers

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Home Values

Sacramento, CA 95834

Search options

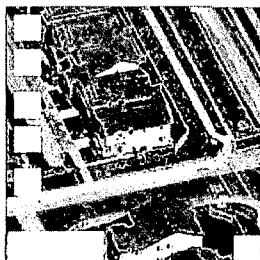
## Home for sale

## 3200 Marrissey Ln, Sacramento, CA 95834

Back to search results

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Next



-advertisement-

FOR SALE  
Active

\$180,900

4 Bedrooms  
3 BathroomsHome Size  
3,180 Sq feetHome Type  
Single FamilyDays on Market  
517 days

## Home Facts

	Public Facts	Listing Facts
Estimate Range	—	—
Bedrooms	4	4
Bathrooms	2.5	3
Living Area	1,823 Sq feet	3,180 Sq feet
Lot Size	3,189 Sq feet	—
Type	Single Family	Single Family
Parcel	225-2010-043	—
County	Sacramento	SACRAMENTO
Year Built	2005	2005
Total Rooms	6	—
Heating	Yes	—
Cooling	Yes	—
Number of Stories	2	—
Legal Description	CAMBAY WEST VILLAGE 4	—

## Sales and Tax Info

Sales History

3/31/2009

Sales Price

\$179,000

HOME BUYING

HOME SELLING

HOME OWNERSHIP

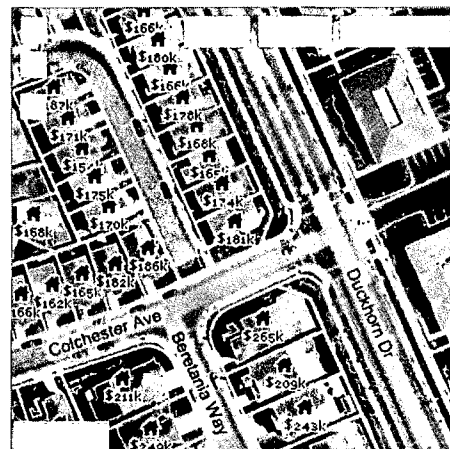
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## Neighborhood

## Sacramento, CA 95834



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Homes for sale Homes

Choose a topic to view as heatmap:

None

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## Mortgage Rates for 95834 Powered by Bankrate

Mortgage Type	Today	Last Week
30 yr fixed mtg	4.69%	4.71%
15 yr fixed mtg	4.11%	4.17%
30 yr fixed jumbo mtg	5.45%	5.47%
5/1 ARM	3.62%	3.69%
5/1 jumbo ARM	4.3%	4.4%

95834

Updated 6/16/2010

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Home Values

Sacramento, CA 95834

Search options

## Refine Search

## Homes for Sale:

- ☒ Include listings
- ☒ Include pre-foreclosures
- ☒ Include foreclosures

## Estimate Range:

from \$0

to \$225,000

## Bedrooms:

4+

## Bathrooms:

3+

## Home Size:

2,000+ sq. ft.

## Lot Size:

from Any

to Any

## Type:

- ☒ Single Family
- ☐ Condo/Co-op
- ☐ Multifamily

Reset

-advertisement-





## Homes

## Sacramento, CA 95834

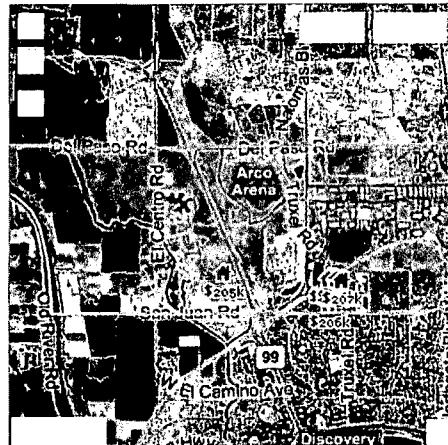
Showing: 81 - 90 of 96 homes

Show: 10 results per page

Previous 1 2 3 4 5 6 7 8 9 10 Next

Address	Estimate	Beds	Baths	Size
 Active 3392 Soda Way	\$205,999	4 br	3 ba	2,320 sq. ft.
	Single Family Lot Size: 3,006 sq. ft. Beautiful home 4 bed 2 1/2 baths, easy to show!... more...			
	Virtual Tour 12 Photos View Comparable Homes Track this Home			
70 Seraspi Ct	\$204,505	4 br	3 ba	2,064 sq. ft.
	Single Family Lot Size: 4,850 sq. ft. View Comparable Homes Track this Home			
 Active 3472 Loggerhead Way	\$204,900	4 br	3 ba	2,090 sq. ft.
	THIS HOME IS A MUST SEE!!!! GRANITE COUNTER TOPS, CROWN MOLDING, LAMINATE AND TILE FLOORING THROUGHOUT. IT WILL GO FAST... more...			
	12 Photos View Comparable Homes Track this Home			
71 Seraspi Ct	\$203,219	4 br	3 ba	2,064 sq. ft.
	Single Family Lot Size: 3,760 sq. ft. View Comparable Homes Track this Home			
41 Seraspi Ct	\$198,081	4 br	3 ba	2,064 sq. ft.
	Single Family Lot Size: 3,495 sq. ft. View Comparable Homes Track this Home			
1838 Alice Way	\$202,048	4 br	3 ba	2,064 sq. ft.
	Single Family Lot Size: 3,694 sq. ft. View Comparable Homes Track this Home			
1770 Alice Way	\$197,644	4 br	3 ba	2,064 sq. ft.
	Single Family Lot Size: 3,375 sq. ft. View Comparable Homes Track this Home			
1874 Alice Way	\$203,314	4 br	3 ba	2,064 sq. ft.
	Single Family Lot Size: 3,594 sq. ft. View Comparable Homes Track this Home			

## Maps



Homes for sale Homes

Choose a topic to view as heatmap:

None

## Neighborhood

## Sacramento, CA 95834

Median Estimated Home Value	About...
ZIP 95834	\$191,485
Sacramento	\$158,850
California	\$300,520

## 12-month Change in Median Estimated Home Value

	About...
ZIP 95834	-0.81%
Sacramento	-2.75%
California	-2.39%

## Special Reports

## GOING GREEN

Resources and renovation tips for making your home more earth-friendly.

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Home Values

Sacramento, CA 95834

Search options

## Refine Search

## Homes for Sale:

- ☒ Include listings
- ☒ Include pre-foreclosures
- ☒ Include foreclosures

## Estimate Range:

from \$0

to \$200,000

## Bedrooms:

4+

## Bathrooms:

3+

## Home Size:

2,000+ sq. ft.

## Lot Size:

from Any

to Any

## Type:

- ☒ Single Family
- ☒ Condo/Co-op
- ☒ Multifamily

Reset


## Homes

## Sacramento, CA 95834

Showing: 11 - 13 of 13 homes

Show: 10 results per page

Previous 1 2 Next

Address	Estimate	Beds	Baths	Size
<b>FOR SALE</b> Active 3200 Marrissey Ln	\$180,900	4 br	3 ba	3,180 sq. ft.
				
1092 Prego Way	\$198,700	5 br	3 ba	2,447 sq. ft.
48 Tundra Way	\$161,453	4 br	3 ba	2,059 sq. ft.

Single Family Lot Size: 3,189 sq. ft.

1 Photo

View Comparable Homes Track this Home


Single Family Lot Size: 7,841 sq. ft.

View Comparable Homes Track this Home

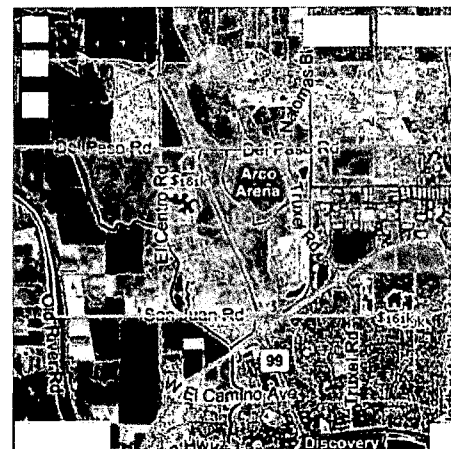
Single Family Lot Size: 7,405 sq. ft.

View Comparable Homes Track this Home

Previous 1 2 Next

 Equal Housing Opportunity. Information is not guaranteed.

## Maps



Homes for sale Homes

Choose a topic to view as heatmap:

None

## Neighborhood

## Sacramento, CA 95834

Median Estimated Home Value About...

ZIP 95834 \$191,485

Sacramento \$158,850

California \$300,520

12-month Change in Median Estimated Home Value

About...

ZIP 95834 -81%

Sacramento -2.75%

California -2.39%

## Special Reports

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Home Values

4009 33rd St, Sacramento, CA 95820

Search options

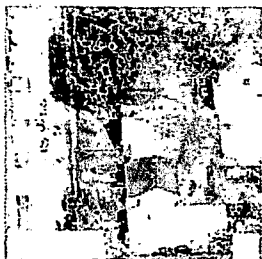
Home

4009 33rd St, Sacramento, CA 95820

Back to search results

Prev

Next



-advertisement-

Estimate:

**\$72,050**Change over last month: Estimate Range: \$64,845 - \$82,857  
Last Update: May 10, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 95820 ☒ Sacramento ☒ CA

Change over: 1 year | All

⚠ Sorry, no data is available for this area.

Neighborhood

Sacramento, CA 95820



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☐ Homes for sale ☒ Homes  
☒ Multifamily homes

Choose a topic to view as heatmap:

None

-advertisement-

## Home Facts

Estimate Range	\$64,845 - \$82,857
Bedrooms	2
Bathrooms	1
Living Area	1,010 Sq feet
Lot Size	2,614 Sq feet
Type	Single Family
Parcel	020-0051-012
County	Sacramento
Year Built	1938
Total Rooms	4
Heating	None
Cooling	None
Number of Stories	—
Legal Description	W 1 2 LOT 100 COLOMA HEIGHTS

## Sales and Tax Info

Sales History

8/13/2008

Sales Price

\$157,500

## Home Equity Rates for 95820 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	3.74%	3.74%
\$30K home equity loan	6.24%	6.24%
\$75K home equity loan	6.24%	6.24%
\$50K home equity loan	6.24%	6.24%
\$50K HELOC	3.74%	3.74%

95820

Updated 6/1/2010

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HOME BUYING

HOME SELLING

HOME OWNERSHIP

FIRST TIME HOME BUYERS

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View more info on this property

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Home Values

471 Grand Ave, Sacramento, CA 95838

Search options

Home

## 471 Grand Ave, Sacramento, CA 95838

Back to search results

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-advertisement-

Estimate:

**\$70,203**Change over last month: Estimate Range: \$63,182 - \$80,733  
Last Update: May 10, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 95838 ☒ Sacramento ☒ CA

Change over: 1 year | All

☐ This House 95838 Sacramento CA

## Home Facts

Estimate Range	\$63,182 - \$80,733
Bedrooms	2
Bathrooms	1
Living Area	1,127 Sq feet
Lot Size	6,534 Sq feet
Type	Single Family
Parcel	250-0064-011
County	Sacramento
Year Built	1958
Total Rooms	6
Heating	None
Cooling	None
Number of Stories	—
Legal Description	LOT 18 BLK 4 AMD SUB OF BLKS 4 & 5 OF THE AMD SUB OF W DEL PASO HTS

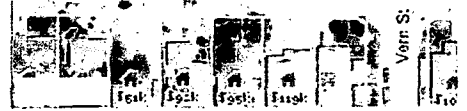
## Sales and Tax Info

Neighborhood

## Sacramento, CA 95838



3 Ave



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☒ Homes ☒ Multifamily homes

Choose a topic to view as heatmap:

None

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## Home Equity Rates for 95838 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	3.74%	3.74%
\$30K home equity loan	6.24%	6.24%
\$75K home equity loan	6.24%	6.24%
\$60K home equity loan	6.24%	6.24%
\$60K HELOC	3.74%	3.74%

95838

Updated 6/1/2010

Find lenders in your area

HOME BUYING

HOME SELLING

HOME OWNERSHIP

FIRST TIME HOME OWNERS

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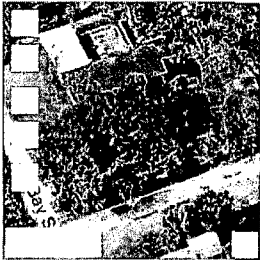
Home Values

Sonoma, CA 95476

[Search options](#)

Home

## 19255 Bay St, Sonoma, CA 95476

[Back to search results](#)[Prev](#)[Next](#)

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Estimate:

**\$182,610**

Change over last month: Estimate Range: \$164,349 – \$210,001

**-\$9,540**

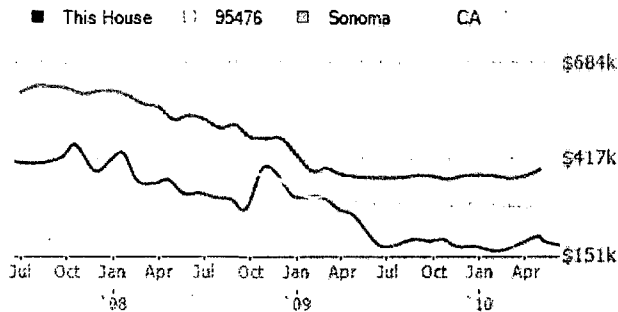
Last Update: June 9, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 95476 ☒ Sonoma ☒ CA

Change over: 1 year | 3 years | All



## Home Facts

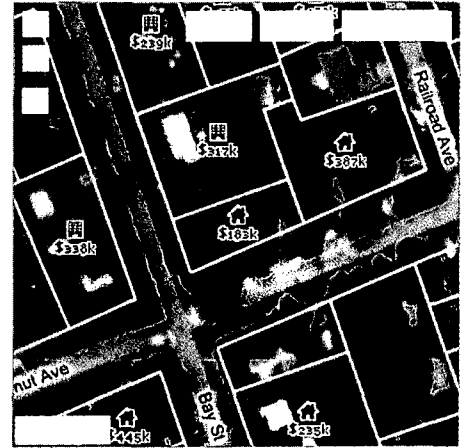
Estimate Range	\$164,349 – \$210,001
Bedrooms	2
Bathrooms	1
Living Area	639 Sq feet
Lot Size	6,240 Sq feet
Type	Single Family
Parcel	052-421-003
County	Sonoma
Year Built	1910
Total Rooms	3
Heating	—
Cooling	—
Number of Stories	—
Legal Description	—

## Sales and Tax Info

Tax Year	Improvements + Land	Total
----------	---------------------	-------

Neighborhood

Sonoma, CA 95476



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☒ Homes 
 ☐ Multifamily homes
 

Choose a topic to view as heatmap:

None

-advertisement-

## Home Equity Rates for 95476 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	5.87%	5.87%
\$30K home equity loan	7.25%	7.25%
\$75K home equity loan	7.25%	7.25%
\$50K home equity loan	7.25%	7.25%
\$50K HELOC	5.12%	5.12%

95476

Updated 6/16/2010

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Homes For Sale

3612 N Country Dr, Antelope, CA 95843

Search options

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## 3612 N Country Dr, Antelope, CA 95843

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Estimate:

**\$149,243**

Change over last month: Estimate Range: \$134,318 – \$171,629

-\$1,839

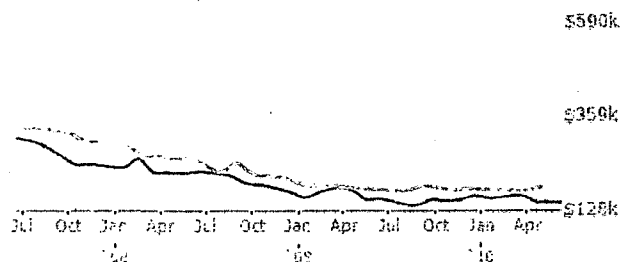
Last Update: June 9, 2010

## Estimated Home Value

About...

Compared to: ☒ ZIP 95843 ☒ Antelope ☒ CA

Change over: 1 year | All

☒ This House 95843 ☐ Antelope ☐ CA

## Home Facts

Estimate Range	\$134,318 – \$171,629
Bedrooms	4
Bathrooms	2
Living Area	1,429 Sq feet
Lot Size	8,886 Sq feet
Type	Single Family
Parcel	203-0370-007
County	Sacramento
Year Built	1979
Total Rooms	7
Heating	Yes
Cooling	Yes
Number of Stories	1
Legal Description	NORTH COUNTRY 01 EXC M R

## Sales and Tax Info

Sales History

1/28/1999

Sales Price

\$117,000

HOME BUYING

HOME SELLING

HOME OWNERSHIP

FIRST TIME HOME BUYERS

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Neighborhood

## Antelope, CA 95843



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Homes

Choose a topic to view as heatmap:

None

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## Home Equity Rates for 95843 Powered by Bankrate

Loan Type	Today	Last Week
\$30K HELOC	4.62%	3.74%
\$30K home equity loan	6.49%	6.24%
\$75K home equity loan	6.24%	6.24%
\$50K home equity loan	6.24%	6.24%
\$50K HELOC	3.74%	3.74%

95843

Updated 6/13/2010

Find lenders in your area

## EXHIBIT L



**Property Characteristics**

Bedrooms : 3	Year Built : 1989	Square Feet : 1,231 SF
Bathrooms : 2	Garage : Garage 2	Lot Size :
Total Rooms :	Fireplace :	Number of Units : 0
Zoning :	Pool :	Use Code : Single Family Residential
No of Stories :	Latitude : 38.753173828125	Longitude : -121.315933227539
Building Style :		

**Sale Loan Info**

Transfer Date : 12/29/2008	Seller : GUINTINI, LYNN M	
Transfer Value : N/A	Document # : 2008-0099333	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :	
Title Company : NONE AVAILABLE		

Foreclosure Deed Notice of Sale (aka Notice  
Type: of Trustee's Sale)

Recording Date: 02/19/2009

Sold \$ 139,000

**Assessment & Tax Information**

Assessed Value : \$130,182	Percent Improvement : 60.5%	Homeowner Exemption : H
Land Value : \$51,427	Tax Amount : \$1,370.52	Tax Rate Area : 5-006
Improvement Value : \$78,755	Tax Account ID :	2006
Market Improvement Value :	Market Land Value :	Market Value :
Tax Year : 2008		

L-1

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Home Values   Roseville, CA 95747

Search options

Refine Search

Homes for Sale:

- ☒ Include listings
- ☒ Include pre-foreclosures
- ☒ Include foreclosures

Estimate Range:

from \$0  
to \$150,000

Bedrooms:

3+

Bathrooms:

2+

Home Size:

1,000+ sq. ft.

Lot Size:

from Any  
to Any

Type:

- ☒ Single Family
- ☐ Condo/Co-op
- ☐ Multifamily

Reset

Homes

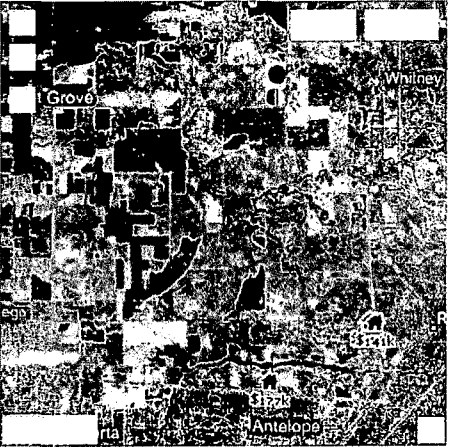
Roseville, CA 95747

Showing: 1 - 5 of 5 homes   Show: 10 results per page

Address	Estimate	Beds	Baths	Size
1349 Hidalgo Cir	\$161,400	3 br	2 ba	1,399 sq. ft.
Single Family   Lot Size: - sq. ft.				
View Comparable Homes   Track this Home				
1311 Hidalgo Cir	\$163,482	3 br	2 ba	1,399 sq. ft.
Single Family   Lot Size: - sq. ft.				
View Comparable Homes   Track this Home				
1346 Hidalgo Cir	\$146,615	3 br	2 ba	1,154 sq. ft.
Single Family   Lot Size: - sq. ft.				
View Comparable Homes   Track this Home				
1315 Hidalgo Cir	\$141,328	3 br	2 ba	1,154 sq. ft.
Single Family   Lot Size: - sq. ft.				
View Comparable Homes   Track this Home				
134 Hap Arnold Loop	\$177,476	3 br	2 ba	1,056 sq. ft.
Single Family   Lot Size: - sq. ft.				
View Comparable Homes   Track this Home				

Equal Housing Opportunity. Information is not guaranteed.

Maps



Homes

Choose a topic to view as heatmap:

None

Neighborhood

Roseville, CA 95747

Median Estimated Home Value	About...
ZIP 95747	\$293,370
Roseville	\$273,510
California	\$300,520

12-month Change in Median Estimated Home Value	About...
ZIP 95747	4.79%
Roseville	5.13%
California	-2.39%

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FIRST TIME HOME BUYERS

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Plan it, find it,  
pay for it, love it

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